

Explanation:

For many years the structure had been in use under the trade name of China Inn Deli for serving prepared food (or deli) by the last owner inside a business district crossing Martin Luther King, Jr. Avenue and Malcolm X Avenue. One side including housing number 2916, 2918, 2920, and 2922 Martin Luther King, Jr. Avenue has four stores, "Fragrance Beyond" (2916), offering hair products; south to Fragrance Beyond is "China Inn Deli" (2918) which offers Chinese fast food; south to China Inn Deli is "Azitouna " (2920), offering pizza; and its next is a liquors store (2922). Across the road has four stores, "Mart Liquors" (2931), Mary's Kitchen Carryout (2929; "Subway" (2927), offering fast food; and "Mellon Market" (2921), a grocery store. From above description, we see that this is a business section not close to residential area.

Strong reasons allow me to justify this application having met the specific tests identified in the Zoning Registration for variance.

- (1) It is within a heavily business section.
- (2) It is not immediately adjacent to residential homes.
- (3) It has plenty metered parking and two-hours free parking spaces along Martin Luther King, Jr. Avenue.
- (4) There is an alley in the northern side within one house distance where trash collection truck can easily drive in and drive out. At the end of the alley it is where the trash containers for all stores are located.
- (5) The shop now trading as "China Inn Deli" has been offering Chinese prepared food for perhaps decades.
- (6) And the fact that the application is to offer similar or identical menu makes it a strong case for you to approve. Since same business had been approved, for the sake of convenience, stability and continuity, we urge you to approve this application.

(For detailed explanation, please see the attached statement / & 2)

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